



FREMONT PLANNING BOARD
February 17, 2010
Meeting Minutes
Approved February 24, 2010

Present: Chairman Roger Barham, Co-Chair and CC Rep. John (Jack) Karcz, Selectman Brett Hunter, Members John (Jack) Downing, Derek Downing, Alternate/Building Official Thom Roy, RPC Circuit Rider Brian Groth, and Land Use AA/Recording Secretary Meredith Bolduc.

Mr. Barham opened the meeting at 7:00 pm.

MINUTES

Mr. Karcz made the motion to approve the minutes of the February 3, 2010 meeting as written. Motion seconded by Mr. J. Downing with unanimous favorable vote.

PROJECTS PENDING WITH RPC

- CTAP DOT Build-out- funded with CTAP Phase I Funds = \$10,000; original completion date of October 28, 2009; moved to end of 2009 – near completion to date.
- Housing Chapter of the Master Plan - funded with CTAP Phase I Discretionary Funds = \$5,000; original completion date of December 2008, moved to September 23, 2009; then November 18, 2009; then December 31, 2009. Still pending.
- Inclusionary Housing Zoning Ordinance – funded with CTAP Phase I Discretionary Funds = \$5,000; original completion date of May 19, 2009; moved to November 4, 2009. Complete.
- Open Space Plan - funded with CTAP Funds = \$10,000; original completion date of May 19, 2009; moved to a tentative completion date of September 16, 2009; final presentation February 24, 2010.
- CTAP Road Map = January 13, 2010- Complete.
- Water Resource portion of the NRI Chapter of the Master Plan – funded with the Targeted Block Grant (TBG) and the Town's share (\$2,000) has been paid; original completion date of June 30, 2009; final draft August 5, 2009 – moved to August 31, 2009; then to November 4, 2009, then to end of 2009. Still pending.

CTAP project timeline table below.

Projects		2008 Dec	2009 May 19	2009 30 June	2009 28 Oct	2009 04 Nov	2010 13 Jan	2010 17 Feb	2010 24 Feb
CTAP									
Build Out	Pending				Original Completion date			Final Presenta tion	
Housing MP	Pending	Projec ted Compl etion							

date			
Inclusionary Ordinance	Complete		Completed
Open Space Plan	Pending	Original completion date	Final Presentation
CTAP Road Map	Complete		Complete
Non-CTAP			
WRMPP (TBG)	Pending	Original Completion date	Submit for review

OPEN SPACE PLAN

Present: RPC Planner Julie LaBranche, GIS Specialist Robert Pruyne of RPC and Conservation Commission/Open Space Task Force Member Janice O'Brien.

Ms. LaBranche distributed copies of the draft of the Open Space Plan report and map that she had modified a result of the January 27, 2010 meeting with the Board. The Open Space Plan includes five sections; 1) Introduction; 2) Open Space Planning; 3) Land Protection Priorities; 4) Financial Planning; and 5) Task Force Recommendations. It includes six tables including; 1) Annual funding from the Land Use Change Tax, 1999 to 2009; 2) Resource Data and Weighting Scheme; 3) Priority parcels by rank and acreage; 4) Lands Prioritized for Conservation; 5) Fremont Population Statistics, 1990 to 2030; and 6) Annual Funding Summary.

Appendices include:

Appendix A Prioritized List of Lands to be Protected

Appendix B Map Products

Map 1A - Highest Scoring Natural Resource Co-occurrence Areas

Map 1B - Combined Co-occurrence values and highest ranking specialist features

Map 2 – Gravity Model of lands weighted by proximity to Conservation Areas

Map 3 - Identified Green Infrastructure

Map 4 - Priority Parcels for Protection by Type

Appendix C Grant Sources

The Board reviewed the Plan report with Ms. LaBranche. Ms. LaBranche stated that she will change the “Accomplishments of the Fremont Open Space Committee” table on page 4 to reflect the corrections and clarifications submitted by Mrs. O'Brien. She will correct Table 4 from 90 to 93 parcels as previously noticed by Mr. Karcz. She agreed to include a statement of recognition that information from this Open Space Report is used as Option #3 in the Build-Out Analysis. It was agreed by the Board that Ms. LaBranche change Table 7 on page 15 by; 1) deleting the word “Annual” in the title and calling it “Funding Summary” and 2) change the first line in Table 7 to Available Town *Bond* Funding; and 3) remove note #1 reference to the second line in the table.

Ms. LaBranche said that she will make the necessary changes, fix any typos and get the final draft to the Board for their review at the next meeting.

At 7:30 pm the Board thanked Ms. LaBranche for her presentation.

COMMUNITY TECHNICAL ASSISTANCE PROGRAM (CTAP) BUILDOUT
ROCKINGHAM PLANNING COMMISSION

Present: GIS Specialist Robert Pruyne of RPC and Conservation Commission/Open Space Task Force Member Janice O'Brien.

At 7:30 pm GIS Specialist Robert Pruyne of RPC met with the Board to discuss the Build-out Plan that was funded with a grant through CTAP. All New Hampshire Towns will get build-outs so they can be compared.

Mr. Pruyne said that this report for the Fremont Build-Out is 85-90% complete. He added that he needs to insert the indicators at the end of the report and add a summary table also at the end.

Mr. Pruyne reviewed the report with the Board. Mr. Pruyne said that he did not use parcel based maps for the Build-Out analysis.

Mr. Pruyne showed and described the maps that he used to explain the Build-Out:

Scenario #1: Base Scenario

Map #

1. Constraints Map: now shows the natural buffers, open space and excluded land.
2. Existing Map: now shows a build-out of 1586 units.
3. Zoning Map (not official): gives corrected densities and shows adjustment to allow better modeling of the intent of the zoning in Town.
4. Buildable Land By Zone Map: shows buildable land by zone
5. New Units at Buildout: now shows 699 new units at build-out (down from 1051) includes 32 non-residential and 667 residential.
6. All Units at Buildout: 2289 units; now shows the base build-out which is the end of scenario 1.

Scenario #2 – Standard Scenario

Map #7 All Units at Buildout 2

Mr. Pruyne explained that this "Standard Scenario" is different than the Base Scenario in that it applies the Natural Services Network layer as an additional development constraint and adjustments to allowable densities will be made to maintain an equal number of new housing units. This "Standard Alternative" takes build-out from the center outward to the edges of the Town, with building focus on the center, and gives a penalty for building on the outskirts.

Scenario #3 -All Units at Build-Out 3 – Community Scenario

Map #8

The report states that the third scenario was provided for each community to specify factors or issues unique to the municipality and to test their own alternatives. The Fremont Community Scenario consists of using the priority parcels from their CTAP Open Space project as an absolute constraint to the Build-Out while maintaining the growth scenario. In this way the Town could look at what impacts there would be on zoning densities given the preservation of those parcels deemed to be of priority status for preservation.

There was a discussion relative to the difference between the Base Scenario and the Community Scenario. Total new units at build-out for both scenarios are 730; 699 of those are residential.

	Base Scenario	Community Scenario
Open Space Preserved	749.2 acres	3453 acres
Zoning Density in Aquifer	3 acres/unit	2.17 acres/unit
Zoning outside Aquifer	2 acre/unit	1.5 acre/unit

Mr. Pruyne reminded the Board that this Build-Out has no time constraints.

There was a conversation relative to increased density areas, conserved and preserved areas, with the focus on large preserved areas. There was also a discussion on how to preserve land using the strategy of open space and/or conventional zoning. Mr. Groth suggested Transfer of Development rights (TDR) as a way or preserving land and he agreed to see if he can find a local example Transfer of Density for the Board to review.

Mr. Pruyne said that he feels his analysis is finished and asked the Board if they are happy with the end result. Mr. Roy said that it is a good document. He asked that Mr. Pruyne create the scenario criteria that uses our zoning as it is written. Mr. Pruyne agreed to do so. He also said he will look into projecting a number for commercial build-out.

Barham said that at a later date the Board may want to come up with another iteration of preservation and build-out scenario and that will be the time to bring in other layers to apply to this one. Mr. Barham complimented Mr. Pruyne on a job well done and said that he is really happy with the end product. The Members agreed.

Mr. Pruyne said that the actual work on the Build-Out is complete. The only thing left is for him to finish the report. Mr. Pruyne said that he will insert the indicators at the end of the report and add the summary table. He will send the final report inclusive of all maps and inclusions.

The Board thanked Mr. Pruyne and he left the meeting at 8:45 pm.

There was a further discussion relative to methods of land preservation inclusive of traditional development and open space (cluster) development.

BLACK ROCKS VILLAGE

Map 3 Lot 015-1

The Board received a February 8, 2010 correspondence from Fire Chief Richard Butler advising that the NH Fire Marshall's office has informed him that the Community Center at Black Rocks Village had to be protected with a fully compliant NFPA 13 sprinkler system and that an NFPA 13R residential system could only be used in that building if the State Fire Marshall approved the change. Mr. Roy explained the intent and purpose of the fire code.

It was noted that the minutes of April 4, 1994 say that the owner of Black Rocks Village traded a cistern for sprinklers. The Board discussed the difference between 13R and 13D fire protection systems.

The Board received a copy of an Amendment of Alteration of Terrain Permit WPS-7404A from the DES Land Resources Management Program for Black Rocks Village (Map 3 Lots 15-1, 2, & 3) consisting of a 5-year time extension and the addition of condition #8 relative to recommendations compliance.

REGIONAL IMPACT

Mr. Karcz and Mrs. Bolduc attended the February 10, 2010 Regional Impact workshop in Kingston. Mrs. Bolduc said that when the Board meets to consider changes in the Site Plan Review and Subdivision Regulations they may want to review the regional impact requirements and discuss adding them to the regulations.

INCOMING CORRESPONDENCES

Received: From NH DES Shoreland Program: Copy of a February 9, 2010 acknowledgement of a Shoreland Permit for Jeremy Russman for 66 Riverside Drive (Map 7 Lot 065).

ACTION ITEMS

From the February 17, 2010 meeting:

Mr. Groth will see if he can find a local example Transfer of Density for the Board to review.

Mr. J. Downing made the motion to adjourn at 9:50 pm.

Motion seconded by Mr. Hunter with unanimous favorable vote.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary